



**SHREWSBURY PLANNING BOARD
SHREWSBURY, MASSACHUSETTS**

MINUTES

Regular Meeting: April 12, 2007 – 6:30 P.M.

Location: Meeting Room B – Richard D. Carney Municipal Office Building

Present: Melvin P. Gordon, Chairman
Stephan M. Rodolakis, Vice-Chairman
Kathleen M. Keohane, Clerk
Donald F. Naber
Joyce O'Connor Davidson

Also Present: Jack Perreault, Town Engineer
Eric Denoncourt, Engineer/Planner

Mr. Gordon opened the meeting at 6:30 P.M.

1. Approved Minutes of March 1, 2007

The Planning Board approved the Minutes of March 1, 2007 as submitted, with the addition of Jack Perreault, Town Engineer, as being present at the meeting.

2. Signed bills.

3. Meetings and Hearings

**6:30 P.M. MGL, Chapter 43D, Expedited Permitting
Discussion with Mike Hale and Eric Denoncourt**

Mr. Gordon said this was a discussion regarding expediting the permitting process according to MGL Chapter 43D, and to make a recommendation to Town Meeting.

Mr. Hale said this is a statute which was enacted in 2006, available to Towns to use. He said the Board working on the Allen property took notice in this statute. He gave the history of the Allen Property to now.

Mr. Denoncourt reviewed the permitting process. He said if it's approved at Town Meeting, a guidebook will be needed; and a person will be needed as a contact for the process. He stated they are only looking to make Allen property this designation for now. Mr. Hale added that this designation is good for five years. They reviewed the overview material which was sent to the various Boards and Commissions with the memo inviting them to this meeting.

Ms. Davidson asked how another parcel would get designated; Mr. Hale said the land owner would bring it to the Town.

Mr. Lebeaux commented for the Selectmen, that as presented, it seems like a good thing coming out of Boston.

Mr. Gordon closed the discussion. The Board voted to recommend to Town Meeting to adopt this MGL Chapter 43D of the Massachusetts General Laws.

7:00 P.M. Board Member Comments – no Board member comments

**7:05 P.M. Tuscan Place, Definitive Subdivision
Public Hearing, Continued from February 1, 2007
Location: 423 Main Street
Decision Deadline: May 15, 2007**

Attending the hearing was Norman Hill – an engineer from Land Planning. Mr. Gordon read two letters as follows:

- 1) from Parks and Recreation Department regarding contributing benches to Parks Department;
- 2) from A.F. Amorello regarding installation of sidewalk;

The Board said they would like a letter from Mr. Aspero stating what the three letters say.

Mr. Gordon also commented that regarding sidewalks, they should be at betterment cost.

There was discussion among the Board members that the offer to put in benches may not meet their mitigation requirement. Mr. Perreault explained how this might have come about; during discussion of open space area and the Board suggested he talk to Parks Department for mitigation. Mr. Gordon said he's not sure three (3) benches meets mitigation requirements that they have asked other developers to do.

Ms. Keohane asked the location of the light pole; she didn't see it on the plan. Mr. Hill showed the location.

There was discussion of doing the work in Main Street. Mr. Hill felt that by the time the appeal period went by, it would be at the end of school. Mr. Gordon said they will put this in the decision. There was also discussion of using Mass. Highway's hours of operation during work. Mr. Perreault commented on this and stressed that there is a lot of planning that goes in to middle of road work. Mr. Gordon asked if there should be a traffic management plan before closing the road. Mr. Perreault said Engineering can handle this.

Mr. Gordon said there were two main issues to be resolved:

- 1) Traffic Management during work in the road;
- 2) Mitigation

Mr. Gordon continued the hearing to May 3, 2007, for Mr. Aspero to meet with Engineering on the open items; and said if all is satisfied, the Board can close and vote on a draft Decision, including the waivers.

**7:10 P.M. Gulf View Estates, Definitive Subdivision
Public Hearing, Continued from December 8, 2005
Location: Gulf Street & Browning Road
Decision Deadline: April 20, 2007**

Mr. Gordon read a letter dated April 11, 2007, from Attorney Joe Allen, asking to withdraw the plan, with the intention of submitting a new subdivision plan with substantial revisions.

The Board voted to allow the withdrawal of the current plans for Gulf View Estates.
Mr. Gordon closed the hearing.

**7:15 P.M. Russell Industrial Park, Definitive Subdivision
Public Hearing, Continued from June 8, 2006
Location: 455 Hartford Turnpike
Decision Deadline: May 15, 2007**

Attending the hearing was Kevin Quinn, an engineer from Quinn Engineering.

Mr. Quinn said an e-mail was sent stating that Mass. Highway was satisfied with the sight distance on Route 20. Mr. Denoncourt said he has a copy of the e-mail and has a copy of the permit from Mass. Highway for the road.

Mr. Denoncourt said he was satisfied with the response from Mr. Quinn:

- 1) elevation corrected on one sheet;
- 2) papers that need to be signed by the Board

Mr. Gordon asked if there was a maintenance plan for the road and catch basin; Mr. Denoncourt said he received it and he is fine with it.

Mr. Gordon continued the hearing to May 3, 2007, at 7:10 P.M. to vote and sign the Decision and to sign the plans.

**7:30 P.M. 3 Unit Townhouse, Site Plan and Special Permit
Public Hearing
Location: 157 North Quinsigamond Avenue
Decision Deadline: 65 days from close of hearing**

Attending the hearing were John Dillon – the developer; and John Grenier – an engineer from J.M. Grenier and Associates, Inc.

Mr. Grenier said they propose to raze the existing structure and build a 3-unit townhouse. He said it will be a little larger than the existing footprint. He stated they want to do an 18-foot wide driveway; and propose 10 resident and guest spaces.

Mr. Grenier said they are providing a turn-around as requested by the Fire Chief; and they are providing adequate access to the fire hydrant.

Mr. Grenier addressed some of the issues of Engineering and Mr. Denoncourt.

Mr. Grenier commented that there will be adequate screening to neighbors and for the parking area; and said the sight distance is adequate.

Mr. Dillon said he received communication from an abutter, Mr. King, about the buffer that is existing. Mr. Dillon commented that it is already on Mr. King's property and the buffer will stay and it will be added to.

Mr. Dillon addressed the issue of the delinquent taxes, explaining the situation and stating he is going to take care of it. The Board made it clear that taxes must be paid before the project is approved.

Mr. Gordon said he would like a letter from the Building Inspector stating that this project, as proposed, meets zoning regulations.

Ms. Davidson asked the height of the building. Mr. Grenier showed the plans for the buildings.

Mr. Naber asked the age of the existing structure and if there was any hazardous material, i.e., lead. Mr. Dillon said they could have it tested.

Mr. Gordon asked about the easement for Parcel 'A'. Mr. Grenier reviewed, and said they will have an ANR for that.

Gene, an abutter at Eastern Point, asked for clarification of a comment regarding excavation; and asked if excavation would affect the pine trees. Mr. Grenier explained.

Ms. Keohane asked about snow storage. Mr. Dillon said there is plenty of space at the end of turn-around and beyond it for snow.

Ed King, 44 Eastern Point Drive, asked if the birch trees would stay. Mr. Dillon restated his intention of keeping the barrier.

Mr. Gordon continued the hearing to review plans and the issue of delinquent taxes is satisfied; and said then the Board could vote and sign the draft Decision. Mr. Gordon continued the hearing to May 3, 2007, at 7:15 P.M.

**7:45 P.M. Polito Industrial Development, Site Plan Approval
Public Hearing
Location: Hartford Pike (Route 20) and Cherry Street
Decision Deadline: 65 days from close of hearing**

Mr. Rodolakis abstained from the hearing due to possible conflict of interest. Attending the hearing were Karyn and Ken Polito – the developers, and Paula Thompson – an engineer from Waterman Design.

Ms. Thompson said this project is part of the existing industrial park. She said there is a bordering wetland vegetation (BVW) area at the corner of the site, which they will go to the Conservation Commission with. She described the existing conditions.

Ms. Thompson said they are proposing eight (8) new buildings; and she described the plan, reviewed the water and sewer, reviewed the landscaping, and reviewed the phasing, which would be the driveway and utilities and then as there are tenants, they will build the buildings. She addressed some of the comments in Mr. Denoncourt's letter.

Mr. Gordon asked about the fire hydrants; and Mr. Denoncourt said they are more than adequate.

Ms. Thompson commented they are proposing to use lamp posts for site lighting.

Mr. Perreault commented on landscaping and using conservation and plantings that adapt to conservation-like set up, as in the back of the Town Hall.

Mr. Gordon suggested they talk to Engineering about any improvements on Cherry Street in front of their property. Ms. Thompson commented there will be a traffic study done in this area.

Kap Maksian, 2 Rockwell Drive, expressed traffic concerns.

Sharon Hirtle, 6 Joyce Circle, expressed the following:

- 1) lighting – Apollo and other lights impact her property; can lighting be looked at?
- 2) trash debris blows onto her property from abutting businesses;
- 3) on 8 Joyce Circle – lighting from CCX spills over; Mr. Denoncourt said he made a note and is going to check the plan for lighting.

Chris Lund, 235A Cherry Street, expressed the following:

- 1) lighting concern;
- 2) privacy fencing – Politos have put note on plan, but does it show on plan?

The Board agreed that Cherry Street improvements can be part of the Decision.

Mr. Denoncourt commented about access onto Route 20. Mr. Perreault said Mass. Highway would want access onto Route 20 at signalized intersection.

Mr. Lund suggested clear signage for buildings for delivery trucks.

Mr. Gordon officially closed the hearing.

**8:00 P.M. Canaan Street, Definitive Subdivision
Public Hearing
Location: off Crosby Street northwest of Kenmore Street
Decision Deadline: August 13, 2007**

Attending the hearing were Brian MacEwen from Graz Engineering, and John Keegan – the property owner.

Mr. MacEwen described the plan – some items were:

- 1) extending Crosby Street;
- 2) will use septic;
- 3) running water line from Holden Street to accommodate one lot;
- 4) Lot 3 is going to Zoning Board of Appeals (Mr. Rodolakis asked about use variance – check with Building Inspector;
- 5) submitted to Mr. Denoncourt documentation that there is access to private road;
- 6) Addressed some issues on Mr. Denoncourt's comment letter;
- 7) reviewed road profiles.

Kelly Stark, 6 Kirk Street, listed the following:

- 1) asked size of road;
- 2) expressed traffic concerns;
- 3) expressed concern that Higgins Street will be used by traffic.

William Higgins, 26 Crosby Street, listed the following:

- 1) widening would put street right up to his house;
- 2) drainage concerns.

Mr. Gordon continued the hearing to May 3, 2007, at 7:20 P.M.

4. New Business

a. Cosmopolitan Estates Subdivision, Bond Reduction

The Board voted authorize the bond reduction for Cosmopolitan Estates Subdivision.

b. Kings Brook Crossing, Bond Approval

Mr. Gordon said they have a sample of the Bond, but not the final Bond.
Ms. Venincasa said they should have the final Bond by mid-week.

Mr. Denoncourt prepared the bond amount. The Board approved the bond amount.

The Board signed the Covenant Release; and it will be held in Engineering until a satisfactory bond is submitted; and to be supplied within a week.

4. New Business (Cont'd)

c. Review Street Acceptances and/or Schedule Subdivision Tour

The Board voted to recommend acceptance to Town Meeting, for Boston Hill Circle, Clark Way, and Park Grove Lane, to be made public ways, also pending work being completed at Boston Hill Circle.

The Board voted to recommend acceptance to Town Meeting, the proposed open space parcels, at Noble Oak Estates.

The Board agreed to discuss the subdivision tour at their regular meeting on May 3, 2007.

5. Old Business

a. Lilliput Early Childhood Center, Discuss and Sign Decision

The Board voted to approve and sign the draft Decision for Lilliput Early Childhood Center

b. Cumberland Farms, Discuss and Sign Decision

Mr. Rodolakis abstained from the discussion and signing of the Decision due to possible conflict of interest. Mr. Perreault sat on the Board as an alternate for Special Permitting authority. Through a roll call vote, the Board voted to unanimously approve the Decision for Cumberland Farms as follows: Ms. Davidson – in favor, Mr. Gordon – in favor, Ms. Keohane – in favor, Mr. Naber – in favor, and Mr. Perreault – in favor.

6. Correspondence

- a)** Flyer – Mass. Federation of Planning & Appeals Board Spring Meeting, to be held April 26, 2007, at the Castle Restaurant – if Board members interested, let Mr. Denoncourt know;
- b)** Copy of Article – "Make the Connection," from New England Planning, Spring 2005

The meeting adjourned at 9:45 P.M.

Respectfully Submitted,

Annette W. Rebovich